



AGENDA

BARTONVILLE TOWN COUNCIL

NOTICE OF SPECIAL MEETING BY VIDEO CONFERENCE

May 13, 2020

6:00 PM

In accordance with order of the Office of the Governor issued March 31, 2020, and in accordance with subsequent orders issued by Office of the Governor issued after that date, the Bartonville Town Council will conduct a special meeting by video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The meeting agenda is posted online at www.townofbartonville.com.

The link to the video conference is www.townofbartonville.com/videomeeting *Please note there is an approximate 30 second delay.*

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. The public toll-free dial-in number to participate in public comment is 877 853 5257, the meeting ID number is 860 9981 9730 and the passcode is 974283. To request to speak at the appropriate time, enter *9.

The identity of each speaker must be clearly stated prior to speaking.

A. CALL TO ORDER

B. PUBLIC COMMENT

C. ITEMS FOR CONSIDERATION

1. Discuss and consider approval of the exterior color scheme of the Cross Timbers Water Supply Corporation’s elevated water tower located at 1250 I.T. Neely Road, Bartonville, TX, in accordance with Section G. of the Conditional Use Permit (Ordinance No. 570-14).

D. CLOSED SESSION

The Town Council to convene into a closed meeting pursuant to Texas Government Code Chapter 551, sections 551.071 and 551.074 to discuss matters relating to consultation with Town Attorney and personnel as follows:

- a. Deliberate and consider the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officers or employees; to wit: Town Administrator.

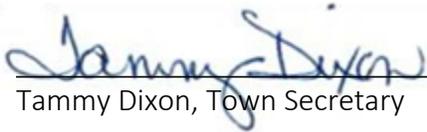
b. Consultation with Town Attorney regarding legal issues related to police operations.

E. RECONVENE OPEN MEETING

The Town Council to reconvene into an open meeting and consider action, if any, on items discussed in closed session.

F. ADJOURNMENT

I do hereby certify the Notice of Meeting was posted on the bulletin board at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times and said Notice was posted on the following date and time: Saturday, May 9, 2020, at 5:20 p.m. at least 72 hours prior to the time of said special meeting.



A handwritten signature in blue ink, appearing to read "Tammy Dixon", is written over a horizontal line.

Tammy Dixon, Town Secretary

The City Council reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.



TOWN COUNCIL AGENDA ITEM NO. 1

REGULAR ITEM

DATE: May 13, 2020

FROM: Tammy Dixon, Town Secretary

ITEM: Discuss and consider approval of the exterior color scheme of the Cross Timbers Water Supply Corporation's elevated water tower located at 1250 I.T. Neely Road, Bartonville, TX, in accordance with Section G. of the Conditional Use Permit (Ordinance No. 570-14).

SUMMARY:

On April 29, 2020, the Town received a request from Cross Timbers Water Supply Corporation (CTWSC) to approval the color, Cool Blue, SW 4053, for the exterior bowl of the elevated water tank.

In accordance with Section G. of the Conditional Use Permit (Ordinance No. 570-14) any cosmetic changes to the elevated tank, including, but not limited to the color, lettering and graphics and the color pallet must be approved by the Town Council.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Letter from CTWSC
- CUP Ordinance No. 57-14

RECOMMENDATION: Move to approve/deny the color, cool Blue, SW 4053, for the exterior bowl of the elevated water tank located at 1250 I.T. Neely Road.

CROSS TIMBERS WATER SUPPLY CORPORATION

April 29, 2020

Ms. Tammy Dixon, TRMC, CMC
Town Secretary
Town of Bartonville
1941 E Jeter Road
Bartonville, TX 76226

RE: Council Approval of Elevated Tank Paint Color

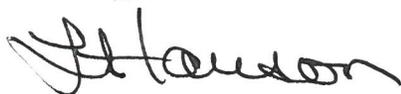
Dear Tammy:

In accordance with Section G of Exhibit B of Town Ordinance No. 570-14, Cross Timbers Water Supply Corporation requests the approval of the Cool Blue, SW 4053 as the color for the exterior of the bowl of the elevated water tank located at 1250 IT Neely Road, Bartonville, TX 76226. This is a Sherman Williams color meeting AWWA D102 standards and in accordance with Plans and Specifications in the construction package. I've attached a copy of the relevant pages related to exterior painting system for the elevated tank. All items 1 through 7 have been completed. When the elevated tank is raised and welded in place, touch-up will be needed in various places to finish the project.

We believe this color was approved by Debbie Millican and conveyed to Kerry Maroney, P.E. on March 12, 2013. We have examined all our records and continue to search for written confirmation, but it is possible this was conveyed in a telephone conversation. Former General Manager, Jim Liggieri, also recalls this was the color chosen by Ms. Millican. After the color was conveyed to us, the bowl was painted that color prior to the cessation of construction in May 2013. Cross Timbers WSC is not asking for any change to the color, but is requesting that the Town confirm the color to provide documentation for both the Town's and the Corporation's records.

I have attached a copy of the color palette and Mr. Maroney is sending me the original in overnight mail.

Sincerely,



Lloyd Hanson
General Manager
Cross Timbers Water Supply Corporation

Attachments:

Copy of Color Palette Showing SW4053
Pages 355-12 and 355-13 – Construction Specifications for CTWSC Elevated Water Tank



we put color to work

SW 4035 LRV 76%

SW 4036 LRV 81%

Silica SW 4037 LRV 59%

Copperplate SW 4038 LRV 31%

Thermal Orange SW 4039 LRV 18%

Deck Red SW 4040 LRV 8%

Precision Plum SW 4041 LRV 15%

Magnetic Mauve SW 4042 LRV 29%

Bearing Taupe SW 4043 LRV 50%

Quartzite SW 4044 LRV 67%

Ceramic Buff SW 4045 LRV 73%

Carousel Coral SW 4046 LRV 53%

Firedust SW 4047 LRV 30%

Mason Brick SW 4048 LRV 8%

Camshaft SW 4049 LRV 12%

Voltage Violet SW 4050 LRV 36%

Rhombus SW 4051 LRV 56%

Argent SW 4052 LRV 71%

Cool Blue SW 4053 LRV 69%

Basin SW 4054 LRV 51%

Polymer Blue SW 4055 LRV 33%

Blueprint SW 4056 LRV 6%

Toggle Teal SW 4057 LRV 28%

Current SW 4058 LRV 67%

Conductor Blue SW 4059 LRV 31%

Off Shore SW 4060 LRV 50%

Hydro Blue SW 4061 LRV 74%

Spillway SW 4062 LRV 60%

Robotic Blue SW 4063 LRV 31%

Turbine Blue SW 4064 LRV 18%

Techno Teal SW 4065 LRV 21%

Rotor Turquoise SW 4066 LRV 28%

Dewpoint SW 4067 LRV 35%

Alloy Aqua SW 4068 LRV 42%

Emerald Ice SW 4069 LRV 49%

Generator Green SW 4070 LRV 56%

Rain Forest SW 4071 LRV 63%

Cedar Green SW 4072 LRV 70%

3/12/13

walkway and the bottom light near grade. The maximum distance between lights should not exceed 15 feet.

Provide five (5) 250 watt Metal Halide Wall-Paks around the interior perimeter of the support pillar installed approximately nine (9) feet above the floor. Also furnish and install one (1) exterior 450 watt Metal Halide Wall Pak over door.

- 11.7 Obstruction Light. An FAA approved double obstruction light, enclosed in aviation red obstruction light globes shall be provided, complete with photo-electric cell, conduit, and wire to a junction box in the base of the concrete support structure.
- 11.8 Openings in Concrete Tower. Two 30" x 30" openings shall be provided in the concrete tower for an exhaust fan and louver.
- 11.9 Lightning Protection. Provide a lightning protection system for the elevated tank structure and any roof mounted equipment that may be damaged by lightning. Minimum requirements include two 28 strand by 14 gauge copper conductors bonded to the steel tank 180 degrees apart. The conductors shall be fastened to the interior support wall at 3 foot minimum spacing, and shall terminate with buried 5/8 inch diameter by 8 foot long copper clad ground rods. Lightning protection for obstruction lights shall consist of an air terminal mounted on the support and formed to fit around the fixture. The 1/2 inch diameter copper air terminal shall extend a minimum of 10 inches above the light fixture and shall connect to a copper conductor that terminates in a bonding plate secured to the tank roof.
- 11.10 Electrical and Control Panel. Furnish and install the required 125 Amp. Electrical Distribution Load Center and Control Enclosure with all wiring and conduits.

355-12 Coatings and Finishes:

12.1 General

- A. All tank painting shall be in accordance with AWWA D102, the Steel Structures Painting Council Specification SSPC-PA1, approved paint manufacturer specifications, and as specified herein. The following requirements apply to all exposed interior and exterior surfaces of the steel tank including accessories and appurtenances. Galvanized and stainless steel surfaces are not included.
- B. Each paint system shall be from a single manufacturer. The paints and paint products specified herein are manufactured by Tnemec Company and are intended to establish a standard of quality. The products of other paint manufacturers may be used subject to review and approval by the engineer.
- C. No paint shall be applied when the temperature of the surface to be painted is below the minimum temperature specified by the paint manufacturer, or less than 5 degrees above the dew point temperature. Paint shall not be applied to wet or damp surfaces or when the relative humidity exceeds 85%. Follow paint manufacturers recommendations for the specific paint system used.
- D. After erection and before painting, remove slag, weld metal splatter and sharp edges by chipping or grinding. All surfaces that have been welded, abraded or

otherwise damaged, shall be cleaned and primed in the field in accordance with the paint system requirements.

- E. All areas blasted in the field shall be coated the same day before any rusting occurs.
- F. The dry film thickness values shown below are average values subject to variation in thickness based upon industry practice and manufacturers recommendation. The actual dry film thickness value measured may vary from these average values within the range established by the manufacturer.

12.2 Exterior Painting System

- A. The exterior paint system shall conform to AWWA D102.
 - 1. Shop Surface Preparation: Remove all oil and grease from the surface prior to blast cleaning. All surfaces shall be abrasive blast cleaned to a Commercial finish in accordance with the recommended methods outlined in the Steel Structures Painting Council Specification (SSPC) SP-6.
 - 2. Shop Primer: Immediately after abrasive blasting and before any rusting occurs (within 12 hour maximum) apply one coat of polyamide epoxy TNEMEC Series 20-1255 (beige) Pota-Pox or Series FC20 Pota-Pox (fast cure) to a dry film thickness (DFT) of ± 4.0 mils.
 - 3. Field Surface Preparation: After erection and prior to field touch-up priming, all surfaces shall be cleaned to remove all surface contamination including oil, grease, dust, dirt and foreign matter. Weld slag, weld spatter, and other sharp or rough projections shall be removed. All rusted, abraded and unpainted areas shall be blast cleaned to a commercial finish in accordance with SSPC SP-6.
 - 4. Field Touch-Up: Spot prime with polyamide epoxy TNEMEC Series 20-1255 (beige) Pota-Pox or Series FC20 Pota-Pox (fast cure) to a DTF of ± 4.0 mils.
 - 5. Field Intermediate Coat: Apply one coat of polyamide epoxy TNEMEC Series 66 Hi-Build Epoxoline or Series 161 Tnemec-Fascure (fast cure) to a DFT of ± 2.0 mils. The color shall be tinted to contrast the prime coat.
 - 6. Field Finish Coat: Apply one coat of aliphatic acrylic polyurethane TNEMEC Series 75 Endura-Shield to a DFT of 1.5 mils. Finish color shall be selected by the Owner.
 - 7. The total DFT of the three coat Exterior Paint System is ± 7.5 mils.

**TOWN OF BARTONVILLE
ORDINANCE NO. 570-14**

AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 14, ARTICLE 14.300, ORDINANCE 361-05, ZONING REGULATIONS FOR THE TOWN OF BARTONVILLE, BY GRANTING A CONDITIONAL USE PERMIT TO ALLOW AN ELEVATED WATER TANK AND RELATED FACILITIES ON A TRACT OF LAND OF APPROXIMATELY 4.735 ACRES KNOWN AS LOT 1, BLOCK A OF THE BARTONVILLE WATER SUPPLY ADDITION, AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS AS RECORDED IN CABINET V, PAGE 806 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS BEING MORE SPECIFICALLY DESCRIBED HEREIN AND ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP; PROVIDING FOR CONDITIONS AS DESCRIBED HEREIN AND ATTACHED HERETO AS EXHIBIT "B"; PROVIDING FOR CONFORMANCE WITH APPROVED SITE PLAN, WHICH IS ATTACHED HERETO AS EXHIBIT "C"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING SAVINGS; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas, is a Type "A" General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and,

WHEREAS, the Planning and Zoning Commission of the Town of Bartonville and the Town Council of the Town of Bartonville, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after conducting the required public hearings and affording a full and fair hearing to all property owners generally, the governing body of the Town of Bartonville is of the opinion that said zoning ordinance should be amended as provided herein; and,

WHEREAS, the Town Council is of the opinion and finds that such conditional use permit to allow an elevated water tank and other related facilities, in the "P/SP" Public/Semi-Public district would not be detrimental or injurious to the public health, safety and general welfare, and will promote the best and most orderly development of the properties affected in the Town of Bartonville, the owners and occupants thereof, and the Town generally provided that such use is in compliance with the conditions and regulations provided in this ordinance; and,

WHEREAS, the Town Council additionally has determined that as conditions which would justify such use for the property are set forth in Exhibit B, which is attached hereon and incorporated herein:

1. The proposed use at the specified location is consistent with the policies and embodies in the adopted Comprehensive Plan;

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.
CHAPTER 14, ARTICLE 14.300,
ZONING REGULATIONS AND ZONING MAP AMENDED**

- 2.01 The Town of Bartonville Code of Ordinances, Chapter 14, Article 14.300, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, and the Official Zoning Map of the Town of Bartonville is hereby amended so as to allow a conditional use permit on a tract of land of approximately 4.735 acres situated in Lot 1, Block A of the Bartonville Water Supply Corporation Addition, an addition to the Town of Bartonville, Texas, as recorded in Cabinet V, Page 806 of the plat records of Denton County, Texas, being more specifically described herein and attached hereto, as Exhibit "A," as if fully incorporated

herein, providing for the development of Phase I of the Stargate Water Facilities to include an elevated water tank and related facilities with the conditions as set forth and attached hereto, as Exhibit "B."

- 2.02 As a further development condition to the use granted herein, the property shall be developed and maintained in accordance with Exhibits "C" and "D" as incorporated hereinafter.
- 2.03 That if there is any conflict between the provisions of this ordinance and the Comprehensive Zoning Ordinance and development regulations, this ordinance shall govern.
- 2.04 That Exhibits "B", "C" and "D" are attached hereto and are incorporated herein as if set forth in full as conditions to the use permitted herein.

**SECTION 3.
OFFICIAL ZONING MAP AMENDED**

The Town Secretary is hereby directed to amend the official zoning map to reflect the conditional use permit and subject to the conditions as approved herein.

**SECTION 4.
CUMULATIVE CLAUSE**

This Ordinance shall be cumulative of all provisions of Ordinances of the Town of Bartonville, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

**SECTION 5.
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of The Town of Bartonville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 6.
SAVINGS**

All rights and remedies of the Town of Bartonville are expressly saved as to any and all violations of the provisions of any Ordinances affecting zoning regulations, zoning maps, zoning

designations or changes in zoning designations, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 7.
ENGROSSMENT AND ENROLLMENT**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 8.
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

**SECTION 9.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect upon passage and publication in the official newspaper.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by a vote of 3 to 1 this the 29th day of October 2014.

APPROVED:


Bill Scherer, Mayor



ATTEST:

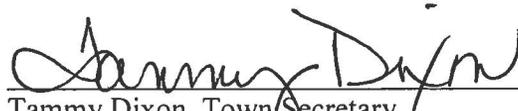

Tammy Dixon, Town Secretary

Exhibit "A"**Attached to Town of Bartonville Ordinance 570-14****METES AND BOUNDS DESCRIPTION OF SUBJECT PROPERTY**

BEGINNING at a ½ inch iron rod at the easterly southeast corner of said 4.735 acre tract, being the southwest corner of the certain called 102.0418 acre tract of land described in deed to W. Bruce Monroe, Recorded in Volume 4631, Page 570 of Real Property Records of Denton County, Texas, and being on the north line of that certain tract of land described in deed to Stargate Sport Horses, L.P., recorded in Volume 4754, Page 785 of the real property records of Denton County, Texas;

THENCE South 89°27'40" West 59.87 feet, along the north line of said Stargate tract, to a sandstone monument found at the northwest corner thereof, being an inner ell corner of said Lot 1, Block A;

THENCE South 00°18'55" East 837.43 feet, along the west line of said Stargate tract and the east line of said Lot 1, Block A, to a ½ inch iron at the southerly southeast corner thereof, being an ell corner of Lot 2, S & D Ranch Addition, an Addition to the Town of Bartonville according to plat thereof recorded in Cabinet U, Page 933 of the Plat Records of Denton County, Texas;

THENCE South 89°41'05" West 300.00 feet, along the most southerly south line of said Lot 1, Block A, and its common line with said Lot 2, S & D Ranch Addition, to a ½ inch iron rod;

THENCE North 00°18'55" West 486.66 feet, along the southerly west line of said Lot 1, Block A, and continuing along its common line with said Lot 2, S & D Ranch Addition, to a ½ inch iron rod;

THENCE North 52°36'39" East 300.81 feet, continuing along said common line, to a ½ inch iron rod;

THENCE North 00°18'55" West 271.86 feet, continuing along said common line to a ½ inch iron rod;

THENCE North 82°14'59" East 60.51 feet, continuing along said common line to a ½ inch iron rod;

THENCE North 00°18'55" West 70.59 feet, continuing along said common line to a ½ inch iron rod;

THENCE North 82°14'59" East 60.56 feet, to a ½ inch iron rod at an ell corner of said Lot 2, S & D Ranch Addition, being the most northeasterly corner of said Lot 1, Block A, and being on the west line of said Monroe tract;

THENCE South 00°15'59" East 188.46 feet, along said line, to the POINT OF BEGINNING and containing approximately 4.735 acres of land.

Exhibit “B”

Attached to Town of Bartonville Ordinance 570-14

DEVELOPMENT REGULATIONS

For

CROSS TIMBERS WATER SUPPLY CORPORATION ELEVATED WATER TANK

Purposes of District and Intent of Regulations: The intent of the proposed district is to allow the construction of the Stargate Water Facilities to include an elevated water tank and related facilities on an existing tract, while preserving the rural character of the area. The regulations provided herein are designed to preserve the orderly development of the subject tract and surrounding areas in such a way that conforms to the Comprehensive Land Use Plan and the Town’s Zoning Regulations.

Definitions: Unless otherwise stated herein, the definitions contained in Ordinance 361-05, as amended, apply to this ordinance.

Permitted Uses: Those uses permitted in the “P/SP” Public/Semi-Public Zoning District and an elevated water tank with related facilities, which generally applies to the site plan which is attached hereto and incorporated herein as Exhibit “C.”.

Lot Regulations:

- A. Maximum Building Height:** The elevated tank height shall not exceed one hundred and sixty feet (160’) measured from the natural grade. Any other structures accessory to the elevated tank shall not exceed twenty five feet (25’) measured from the natural grade.
- B. Setbacks:** The minimum set back of any structure shall be a minimum of fifty feet (50’) from all property lines.
- C. Fences/Screening:** All facilities associated with the water tower must be enclosed by an eight (8) foot split face CMU Security fence. Barbed wire is not permitted. Additionally the existing trees along the perimeter boundary shall be maintained and a masonry wall shall be utilized in conjunction with the existing trees for site screening.
- D. Outside Storage:** Outside storage of vehicles, equipment and other materials is prohibited, except for equipment necessary for the daily operations of the water tank and its associated facilities.
- E. Parking Requirements:** The development must provide for a minimum of four on site (4) parking spaces.
- F. Lighting Standards:** Four hundred (400) watt wall-paks are to be located on the meter building and the elevated water tank. Additional lighting as required by

state and federal safety standards may be installed and shall be certified to the Town. All lighting shall be directed in such a way as to limit the light pollution extending beyond the property line.

- G. Elevated Water Tank:** The Town Council shall approve all cosmetic changes to the elevated tank, including, but not limited to color, lettering and graphics. Approval of a color pallet that blends the color of the tower to its surroundings such that there is not a sharp contrast or obtrusive presence from the water storage tank is required.
- H. Noise Standards:** All operations must be conducted in accordance with the applicable noise regulations of the Town.
- I. Ancillary Additions:** The elevated water tower structure is restricted from additions such as cell phone antenna, advertisements or other attachments not critical and associated with the operation of the water tower.
- J. Fire Flow:** Cross Timbers Water Supply Corporation (CTWSC) shall provide a detailed capital expenditure plan and itemized schedule/timeline for system-wide upgrades to the piping, fixtures, and storage, to construct and maintain same pursuant to, which would provide for more extensive fire flow protection to all municipalities within their service area.
- K. Hours of Operation:** With the exception of emergency operations, the hours of operation are limited to normal daytime business hours (8:00 a.m. – 5:00 p.m., Monday – Friday) for routine maintenance, painting, cleaning, and associated operation.
- L. Compliance with State and Local Regulations:** The elevated water tank and the associated facilities must comply with all state and federal regulations.
- M. Landscape Standards:** Landscaping shall be installed in accordance with the Landscaping Plan dated August 25, 2014 prepared by Dunkin, Sims, Stoffels, Inc. included as Exhibit “D”
- N. Maintenance of Road, Landscaping and Other Facilities:**

 - 1. The access easement, driveway and drainage shall be maintained at all times in such a manner to guarantee access by emergency vehicles and Town ordinance.
 - 2. The landscaping and fencing shall be maintained at all times in accordance with the applicable nonresidential landscaping and fencing regulations of the town.

